

# City of Mesa

City Council Chambers  
57 E. First Street



## Meeting Minutes

Wednesday, November 6, 2024

5:30 PM

Lower Council Chambers

## Board of Adjustment Public Hearing

*Chair Alexis Wagner*  
*Vice Chair Shelly Allen*  
*Boardmember Nicole Lynam*  
*Boardmember Heath Reed*  
*Boardmember Troy Glover*  
*Boardmember Todd Trendler*  
*Boardmember Gerson Barrera*

**Consent Agenda - All items listed with an asterisk (\*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.**

1 Call meeting to order.

Chair Wagner called the meeting to order at 5:48 pm.

2 Take action on all Consent Agenda items.

**Items on the Consent Agenda**

3 Approval of the following minutes from previous meetings:

\*\*3-a Minutes from October 2, 2024 Study Session and Public Hearing.

Approved (7-0)

4 Take action on the following cases:

\*\*4-a **BOA24-00635 - "Red Mountain Storage Expansion,"** 4.18± acres, located at 5612 E McDowell Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for the expansion of a self storage within the Light Industrial zoning district. Casa de Amigos Mobile Home Estates, LP, Owner; Philip A Gollon, ARC Services Inc., Applicant. (District 5).

**Staff Planner: Chloe Durfee Daniel**

**Recommendation: Approval with Conditions**

Approved (7-0)

- \*\*4-b BOA24-00729 - "Mera Greenfield Apartments,"** 8.2± acres, located approximately 2,300 feet east of Greenfield Road and Southern Avenue. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Multiple Residence 4 District with a Planned Area Development Overlay (RM-4-PAD). CRP/Sparrow Mesa Greenfield Owner, LLC, Owner; Summit West Signs, LLC, Applicant. (District 2).

**Staff Planner: Noah Bulson**

**Recommendation: Approval with Conditions**

Approved (7-0)

- \*\*4-c BOA24-00747 - "Black Rock Coffee Bar,"** 0.7+ acres, located approximately 800 feet north of the northwest corner of Country Club Drive and Southern Avenue. Requesting a Substantial Conformance Incentive Permit (SCIP) to allow deviations from certain development standards for development of a coffee shop with a drive-thru in the Limited Commercial (LC) zoning district. Red Mountain Asset Fund I LLC, Owner; Catherine Atchley, Atwell LLC, Applicant. (District 4).

**Staff Planner: Tulili Tuiteleleapaga-Howard**

**Recommendation: Approval with Conditions**

Approved (7-0)

- \*\*4-d BOA24-00815 - "Variance 860 E. 2nd St,"** 0.3± acres, located at 860 East 2nd Street. Requesting a Variance to allow for an addition to the primary residence to be located in the required front and interior side yards in the Single Residence 9 with a Historic District Overlay (RS-9-HD) District and a Variance to exceed the maximum fence height in the required front yard in the RS-9-HD District. Chris Owens, Owner; KNF Design & Development, LLC, Applicant. (District 4).

**Staff Planner: Noah Bulson**

**Recommendation: Approval with Conditions**

Approved (7-0)

**5 Adjournment.**

Approved (7-0)

**The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.**

**Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.**

DRAFT